

**ZB# 70-10**

**O. Alan Seaman**

**(no SBL)**

-hearing set - May 18th -  
at 9 p.m.

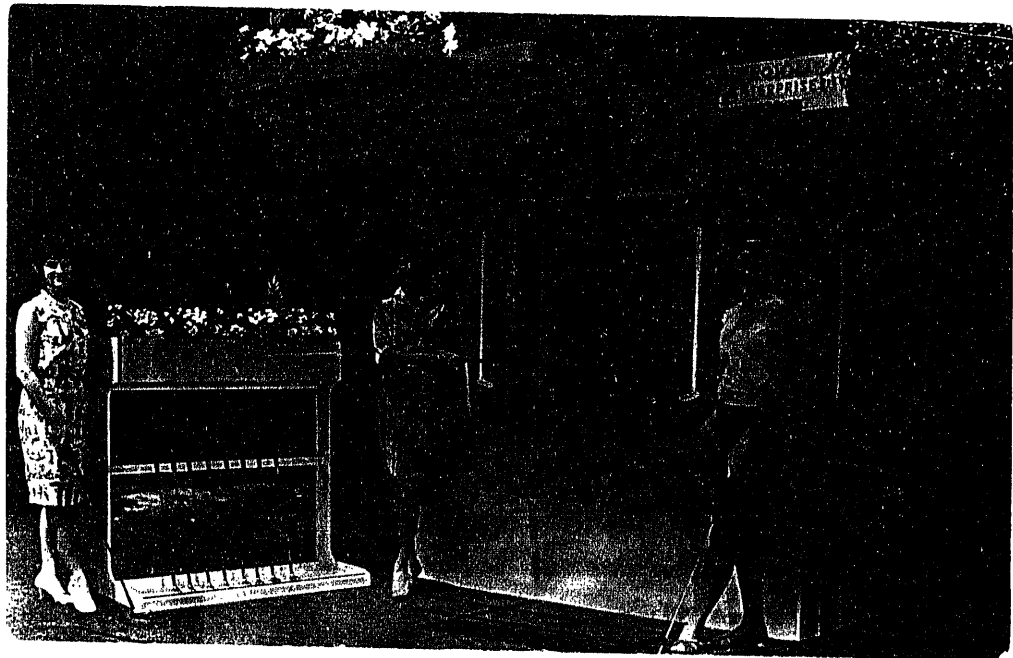
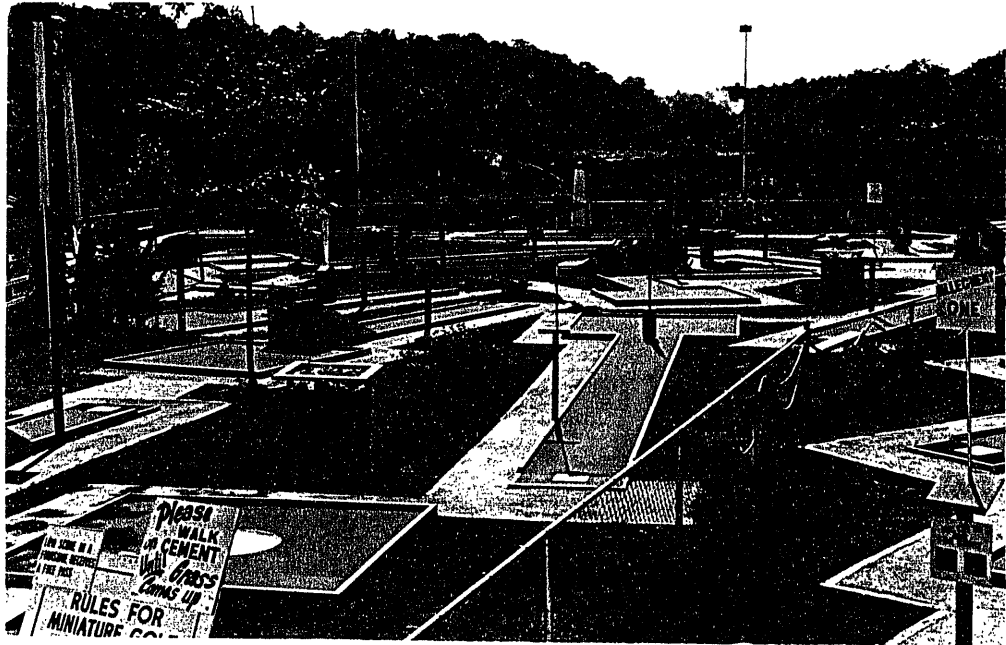
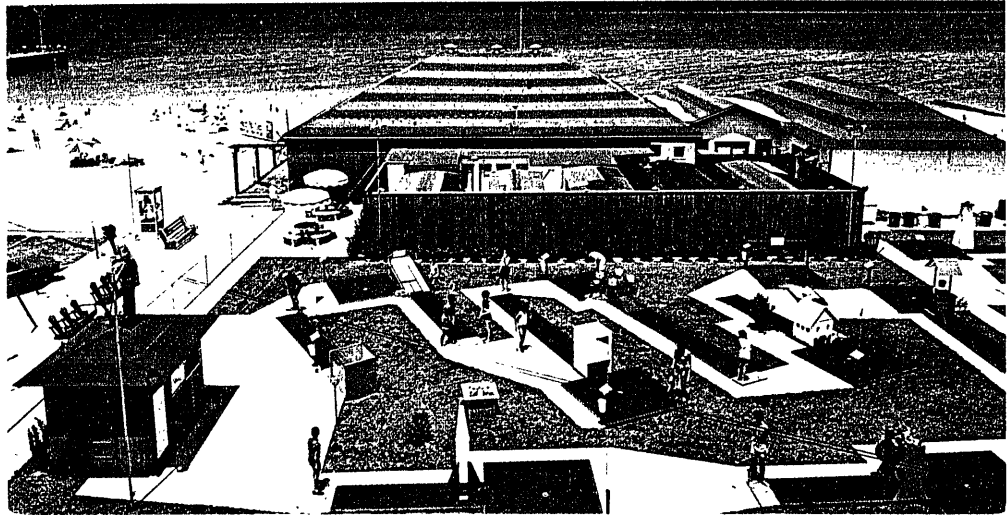
70-10

O. Alan

Seaman

6-11-70

10:45 AM.



**PUBLIC NOTICE OF HEARING  
Before the Zoning Board  
of Appeals**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 10  
Request of Henry L. Nielsen and O. Alan Seaman for a variance of the regulations of the zoning ordinance, to permit a miniature golf course, being a variance of Article III, Section 48-9, for property owned by Henry L. Nielsen and leased by O. Alan Seaman by him situated as follows southeast corner of the intersection of Route 94 and Old Temple Hill Road, Valis Gate, New York.

SAID HEARING will take place on the 18th of May, 1970, at the Town Hall, 555 Union Avenue, beginning at 9 o'clock p.m.

LOUISE A. BUDNEY  
Chairman

May 8

**State of New York  
County of Orange, ss:**

Hugh V. Nocton , being duly sworn deposes and says that he is ..... Principal Clerk ..... of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published .....

One Time

in said newspaper, commencing on the..... 8th ..... day of ..... May ..... A.D., 19 70 , and ending on the ..... 8th ..... day of ..... May ..... A.D., 19 70

Subscribed and sworn to before me this

..... 8th ..... day of ..... May ..... 19 70

Notary Public of the State of New York, County of Orange.  
MY COMMISSION EXPIRES MARCH 30, 1971,



AFFIDAVIT OF MAILING

----- X  
IN THE MATTER OF THE APPLICATION :  
of :  
O. ALAN SEAMAN and :  
HENRY L. NIELSEN :

----- X  
STATE OF NEW YORK )  
: ss.:  
COUNTY OF ORANGE )

PENELOPE VASSELL, being duly sworn, deposes and says that she is over 21 years of age; that on the 7th day of May, 1970, she served the within letter and public notice of hearing before the Zoning Board of Appeals upon Anthony and Rose Mangini by depositing a copy of same properly enclosed in a postpaid wrapper addressed at 319 58th Street, Brooklyn 20, New York, by certified mail, return receipt requested, with No. 130651, in the Postoffice in a mail box maintained by the United States Government in the City of Newburgh, Orange County, New York, that being the City wherein the parties reside; that the address to which said papers was directed was that designated by the Office of the Assessor of the Town of New Windsor, New York, as the place where papers might be served.

Penelope Vassell

Sworn to before me this  
18th day of May, 1970.

John M. Stanton

JOHN M. STANTON  
Notary Public, State of New York  
Residing in Orange County  
Commission Expires March 30, 1971

RAYMOND H. BRADFORD  
COUNSELLOR AT LAW  
425 ROBINSON AT NORTH  
NEWBURGH, NEW YORK 12550  
(914) 561-2727

May 7, 1970

Anthony and Rose Mangini  
319 58th Street  
Brooklyn 20, New York

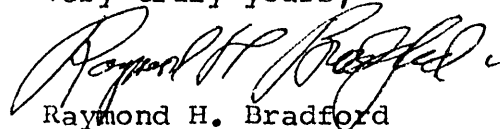
Re: Application of O. Alan Seaman & Henry L. Nielsen  
My File No. 6405

Dear Sir and Madam:

Enclosed herewith is a notice of public hearing in the matter of the application of O. Alan Seaman before the Zoning Board of Appeals of the Town of New Windsor.

We are required to give you notice of the hearing pursuant to the Zoning Ordinance of the Town of New Windsor because you are listed as an owner of property within a 500 foot radius of the property in question for which the hearing will be held.

Very truly yours,

  
Raymond H. Bradford

RHB/pv  
Encl.

PUBLIC NOTICE OF HEARING BEFORE  
THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33(a) of the Zoning Ordinance on the following proposition:

Appeal No. 10

Request of Henry L. Nielsen and O. Alan Seaman for a variance of the zoning ordinance, to permit a miniature golf course, being a variance of Article 111, Section 48-9, for property owned by Henry L. Nielsen and leased by O. Alan Seaman situated as follows:

Southeast corner of the intersection of Route 94 and Old Temple Hill Road, Vails Gate, New York.

SAID HEARING will take place on the 18<sup>th</sup> of May, 1970, at the Town Hall, 555 Union Avenue, beginning at 9 o'clock P.M.

---

Louise A. Budney  
Chairman



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

---

Chairman  
Ellsworth E. Weyant  
23 Clinton Wood Drive  
New Windsor, New York 12550  
(914) 561-5482

May 6, 1970

Henry L. Nielson  
P. O. Box 243  
Warwick, New York

Dear Sir:

According to my records, the attached list of property owners are within the five hundred (500) feet of the area you inquired about.

The charge for this service is \$15.00.  
Please remit same to me, making the check payable in my name.

Respectfully,

*Ellsworth E. Weyant, pt*  
ELLSWORTH E. WEYANT  
Chairman  
Board of Assessors  
Town of New Windsor

EEW/pt  
Enc.





1763

# OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
23 Clinton Wood Drive  
New Windsor, New York 12550  
(914) 501-5482

RE: Request - Henry I. Nielson

- |  |  |
|--|--|
| ✓ Marshall, Maria - Box 68<br>Vails Gate, New York 12584   | Marshall, William & Blanche<br>Vails Gate, New York 12584  |
| ✓ Christopian, Frank<br>Box 202<br>Vails Gate, New York 12584                                    | Moniz, Antone & Anastazja<br>Route 94<br>Vails Gate, New York 12584  |
| ✓ Sloan, Agnes M.<br>Vails Gate, New York 12584  | Muller, William & Gloria<br>Marshall Park<br>Vails Gate, New York 12584  |
| ✓ Patterson, John T. and Co.<br>Vails Gate, New York 12584                                       | Jubalee Enterprises Co., Inc.<br>c/o Ben Harris<br>MD #26, Route 9W<br>New Windsor, New York 12550                           |
| Panella, Emilio & Sylvia Dambrosio<br>410 Blooming Grove Turnpike<br>New Windsor, New York 12550 | <del>U.G. MILLINGER</del><br><del>Welch, Richard D., Jr. &amp; Margaret</del><br>6 Truex Drive<br>Vails Gate, New York 12584 |
| Smith, George & Gatherine<br>38 Willow Lane<br>New Windsor, New York 12550                       | Barbaro, Patsy & Matilda<br>Box 589<br>Vails Gate, New York 12584  |
| Mangini, Anthony & Rose<br>319 58th Street<br>Brooklyn, 20, New York                             | Lukacik, Robina G.<br>Vails Gate, New York 12584   |
| Dlorah Estates, Inc.<br>c/o Harold Adams<br>Highland Ave.<br>Maybrook, New York                  | Highland-Quassaick Nat. Bank<br>381 Broadway<br>Newburgh, New York 12550   |
| Solomon, Theodore H.<br>700 Exec. Office Building<br>Rochester, New York 14614                   | City School Dist. of Newburgh<br>98 Grand Street<br>Newburgh, New York 12550   |
| Vails Gate Fire Company<br>Vails Gate, New York 12584  | Vails Gate Methodist Cemetery<br>Vails Gate, New York 12584  |

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR



1763

RE: Henry L. Nielson

Sheet 2

Chairman  
Ellsworth E. Weyant  
23 Clinton Wood Drive  
New Windsor, New York 12550  
(914) 561-5482

Adams, Harold J.  
Highland Avenue  
Maybrook, New York

Grefe, Frank H. & Theresa M.  
Vails Gate, New York 12584

Olympia, Peter M.  
16 Kussell Road  
Newburgh, New York 12550

Weber, George A. & Olive B.  
Vails Gate, New York 12584

Trevorah, Edward  
Box 32  
Vails Gate, New York 12584

Respectfully submitted,

*Ellsworth E. Weyant, pt*  
ELLSWORTH E. WEYANT  
Chairman  
Board of Assessors  
Town of New Windsor

EEW/pt

24 Receipts  
1 NO Receipt  

---

25 TOTAL

7 Franklin Avenue  
New Windsor, N. Y. 12550  
May 26, 1970

Raymond H. Bradford, Esq.  
Counsellor at Law  
425 Robinson At North  
Newburgh, N. Y. 12550

Re: Application for a Variance of O. Alan Seaman  
and Henry L. Nielsen - Your File No. 6405

Dear Mr. Bradford:

This is to inform you that at a meeting of  
the New Windsor Zoning Board of Appeals held on  
Monday, May 25, 1970, it was the decision of the Board  
to deny the above application for a variance.

Yours very truly,

Patricia Delio, Secretary

/pd

cc: Howard Collett, Building Inspector

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined 4/20 1970  
Approved ..... 19.....  
Disapproved a/c 4/20 .....

Office of Building Inspector  
LAWRENCE JONES, Building Inspector  
Town Hall, 244 Union Avenue  
Newburgh, N. Y.

Permit No. ....

Refer —

Planning Board .....

APPLICATION FOR BUILDING PERMIT

Highway .....

Pursuant to New York State Building Code and Town Ordinances

Sewer .....

Water .....

Zoning Board of Appeals .....

Date 4/17, 1970

INSTRUCTIONS

a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.

b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.

c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.

d. The work covered by this application may not be commenced before the issuance of Building Permit.

e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.

f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.

Alex. Seaman  
(Signature of Applicant)

9 Regimental Place  
(Address of Applicant)  
New Windsor, N.Y. 12550

State whether applicant is owner, lessee, agent, architect, engineer or builder:

..... Lessee .....

Name of owner of premises: HENRY L. NIELSEN .....

If applicant is a corporation, signature of duly authorized officer.

.....  
(Name and title of corporate officer)

1. Location of land on which proposed work will be done ADJACENT TO VAILS  
GATE POST OFFICE .....

2. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a Existing use and occupancy VACANT LAND .....

b. Intended use and occupancy MINATURE GOLF COURSE .....

3. Nature of work (check which applicable): New Building ..... Addition ☒ Alteration .....

Repair ..... Removal ..... Demolition ..... ~~None of the Above~~

4. Estimated cost\* \$2,000 ..... Fee .....  
(to be paid on filing this application)

5. If dwelling, number of dwelling units ..... Number of dwelling units on each floor .....

If garage, number of cars .....

6. If business, commercial or mixed occupancy, specify nature and extent of each type of use OPERATE A  
MINATURE GOLF COURSE WITH PARKING AREA .....

7. Dimensions of existing structures, if any: Front ..... Rear .....

Depth ..... Height ..... Number of Stories .....

8. Dimensions of same structure with alterations or additions: Front ..... Rear .....

Depth ..... Height ..... Number of Stories .....

9. Dimensions of entire new construction: Front 6' ..... Rear 6' ..... Depth 5' .....

Height 2' ..... Number of Stories 1 .....

10. Size of lot: Front 136.14' Rear 190.50' Depth 188.86' WEST SIDE  
193.45' EAST SIDE Front Yard .....  
Rear Yard ..... Side Yard ..... Is this a corner lot? YES.....
11. Zone or use district in which premises are situated.....  
LOCAL BUSINESS.....
12. Does proposed construction violate any zoning law, ordinance or regulation? .....  
NOT TO MY KNOWLEDGE.....
13. Name of Compensation Insurance Carrier WILL BE ALLSTATE.....  
Number of Policy ..... Date of Expiration .....
14. Name of Owner of Premises HENRY L. NIELSEN.....  
Address WARWICK, N.Y. Phone No. 986-4112.....  
Name of Architect .....  
Address ..... Phone No. ....  
Name of Contractor .....  
Address ..... Phone No. ....
15. Will electrical work be inspected by, and a Certificate of Approval obtained from, the New York Board of Fire Underwriters or other agency or organization?  
If so, specify .....
16. IMPORTANT: Do not pour footings until the location of building on lot, and soil has been inspected.
17. Before a Certificate of Occupancy can be issued, a certified survey must be filed. (May be waived.)
18. Walls not to be lathed until Department inspection is made.
19. Defer backfilling until waterproofing of foundation is approved by Department.

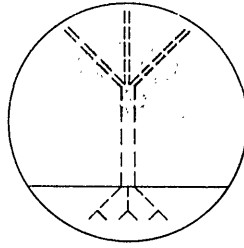
\* —

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

SHOW PLOT PLAN ON NEXT PAGE

# Department of Planning

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V. Mills, County Executive

May 15, 1970

Mrs. Louise Budney, Chairman  
Town of New Windsor Zoning Board  
of Appeals  
Veronica Avenue  
New Windsor, New York 12550

Re: Use variance - Miniature golf course

Dear Mrs. Budney:

We acknowledge receipt of the above and have made our review under the provisions of Sections 239 l and m of the General Municipal Law. In our review, we noted the following:

1. The area, although zoned Local Business, contains a variety of non-local business uses such as a car wash, service station, and auto parts facility.
2. The highway oriented nature of these uses compete with the local convenience shopping concept of the LB-District, is disruptive of the highway frontage, and threatens traffic safety and the planned capacity of the highway.
3. The specific proposal would have the effect of further diluting the intended character of the District and use of abutting highways.

Considering the above and the fact that the site in question can be developed for any one of a number of uses permitted within the LB-District, we deny County approval.


In denying County approval we recognize that there may be a need for the Town to re-examine its Comprehensive Plan as regards commercial guidelines and patterns. Such a re-evaluation might well suggest the need for re-zoning of certain business areas to more appropriately accommodate the uses found within them and that

- 2 -

are required to serve the growing needs of the population. If approached in this way, the Town can avoid the spotty and unplanned developments that invariably result from the abuse and misuse of use variances.

We would be pleased to provide the Town with assistance in this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Peter Garrison".

Peter Garrison  
Commissioner of Planning

PG:f

cc: Joseph Tallarico, Chairman  
Town of New Windsor Planning Board



No. 70-10

TOWN OF NEW WINDSOR  
GRANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. ....

Date ..... 4/20 ..... 19 70

To O. ALAIN SEAMAN  
9 REGIMENTAL PLACE  
NEW WINDSOR, N. Y

PLEASE TAKE NOTICE that your application dated ..... APRIL 17 ..... 19 70  
for permit to BUILD + OPERATE MINIAURE GOLF COURSE  
at the premises located at KAILS GATE ADJACENT TO POST OFFICE

is returned herewith and disapproved on the following grounds:

MINIAURE GOLF COURSE IS NOT PERMITTED IN  
AN LOCAL BUSINESS DISTRICT

Howard R. C...  
Building Inspector

APPLICATION is hereby made for the following:

Agenda ✓ Service

Name O. ALAN SEAMAN

Address 9 REGIMENTAL PLACE, NEW WINDSOR, N. Y.

Reference Number 562-6837

Are you the owner of the property? NO (HENRY L. NIELSON)

Property: MINIATURE GOLF COURSE.

ADJACENT TO VAILS GATE POST OFFICE ON  
OLD FORGE HILL ROAD.

NOT PERMITTED B DISTRICT PLANNING BOARD ALLOWED IN GB 48-11(B) 2

✓ Site Plan Preliminary Meeting

Subdivision Preliminary Meeting

## Informational Meeting

ALLENDA DATE

MOVING BOARD OF APPEALS

Interpretation of Ordinance or Map

Variance (Notify P/B - Plans if necessary)

Informational Meeting

SECRETARY OF THE ARMY

### PERMIT

Planning Board action needed.

ZB4. action needed

Site Flag needed

subdivision approval needed

Water, Sewer and Highway action needed

[illegible]

and other office and field fees, permits and charges

and the laws and ordinances of the State of

Figure 1. The effect of the initial concentration of the monomer on the polymerization of  $\alpha$ -methylstyrene initiated by  $\text{C}_6\text{H}_5\text{MgBr}$  in THF at  $-78^\circ\text{C}$  for 24 h. The concentration of the initiator was  $0.01 \text{ mol/L}$ . The concentration of the monomer was  $0.01 \text{ mol/L}$  (a),  $0.02 \text{ mol/L}$  (b),  $0.04 \text{ mol/L}$  (c),  $0.06 \text{ mol/L}$  (d),  $0.08 \text{ mol/L}$  (e),  $0.1 \text{ mol/L}$  (f),  $0.12 \text{ mol/L}$  (g),  $0.14 \text{ mol/L}$  (h),  $0.16 \text{ mol/L}$  (i),  $0.18 \text{ mol/L}$  (j),  $0.2 \text{ mol/L}$  (k),  $0.22 \text{ mol/L}$  (l),  $0.24 \text{ mol/L}$  (m),  $0.26 \text{ mol/L}$  (n),  $0.28 \text{ mol/L}$  (o),  $0.3 \text{ mol/L}$  (p),  $0.32 \text{ mol/L}$  (q),  $0.34 \text{ mol/L}$  (r),  $0.36 \text{ mol/L}$  (s),  $0.38 \text{ mol/L}$  (t),  $0.4 \text{ mol/L}$  (u),  $0.42 \text{ mol/L}$  (v),  $0.44 \text{ mol/L}$  (w),  $0.46 \text{ mol/L}$  (x),  $0.48 \text{ mol/L}$  (y),  $0.5 \text{ mol/L}$  (z).

Agenda ☒

Service ☐

1. Name

O. ALAN SEAMAN

Address

9 REGIMENTAL PLACE, NEW WINDSOR, N. Y.

Telephone Number

562-6837

Are you the owner of the property?

NO (HENRY L. NIELSON)

2. Briefly describe intention (or attach) and location of property: MINIATURE GOLF COURSE.

ADJACENT TO VAITS GATE POST OFFICE ON OLD FORGE HILL ROAD.

NOT PERMITTED B DISTRICT PLANNING BOARD

ALLOWED IN GB 48-11(B)2

☒ Site Plan Preliminary Meeting

☐ Subdivision Preliminary Meeting

☐ Informational Meeting

AGENDA DATE \_\_\_\_\_

ZONING BOARD OF APPEALS

☐ Interpretation of Ordinance or Map

☒ Variance (Notify P/B - Plans if necessary)

☐ Informational Meeting

AGENDA DATE \_\_\_\_\_

ATTENDING PERMIT

☐ Planning Board action needed

☐ ZBA. action needed

☐ Site Plan needed

☐ Subdivision approval needed

☐ Water, Sewer and Highway action needed

NOTES TAKEN:

I warrant before that all fees, permits and charges

under the laws and ordinances of the State of

New York and the Town of New Windsor will be paid and that

no advertising of Public Hearing or meetings

shall be legal or engineering fees for re-

Signed:

O. Alan Seaman  
(PRINTED)

May 25, 1970 - 8 p.m.

Public Hearing  
(Further)

O. Alan Seaman & Henry L. Nielsen

Spectators:

Address

Mrs. Yvonne Seaman

9 Regimental Pl. N.W.

Allen Seaman

9 Regimental Pl. N.W.

Raymond Bradford Atty. Newburgh, NY for the Seaman's

John Smith

" " "

Thomas E. Linn Lorraine Rd. Rock Tavern N.Y.

Mrs & Mrs John Barbaro Truxendale Vails Gate, N.Y.

Raymond Bradford Atty. Vovore and O. Alan Seaman

Mrs & Mrs John Barbaro 7 Trux Dr. Vails Gate, N.Y.

Mr L. G. Ailingen

6 TRUX DR VAILS GATE, N.Y.

Seaman

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 70-10  
Date: 19

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

We ~~XX~~(We) O. Alan Seaman and of 9 Regimental Place  
(Street & number)  
Henry L. Nielsen, P. O. Box 250, Warwick, N. Y.

New Windsor New York HEREBY MAKE  
(State)

APPLICATION FOR A VARIANCE:

- A. LOCATION OF THE PROPERTY <sup>NORTH</sup> Southeast corner of the intersection of  
Rt. 94 and Old Temple Hill Road LB  
(Street & number) (Use district on Zoning Map)
- B. PROVISION OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance: \_\_\_\_\_)

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: this lot  
is now empty but across the street is a car wash and an auto  
mobile parts building is located across the road
2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: note car wash, automobile parts store, vacant house  
and empty ice cream stand nearby
3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: these conditions existed at the time of the adoption  
of the ordinance.

4. Relief, if approved will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: there is a need for family recreational facilities

and at present there is no miniature golf course in the Town.

Use will not affect intent of the ordinance.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: recreational opportunities in the town should be furthered.

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

Miniature golf course with parking area -- see plans attached.

- E. Application to be accompanied by a check, <sup>#251</sup>payable to the Town of New Windsor in the amount decided by the Board. Application to be returned to: Secretary of the Zoning Bd. of Appeals.

- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered mail to all abutting land owners as required by Section 9.4.1 of the Ordinance.

- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239m of the General Municipal Law to see if it applies. If so, notify the Orange County Planning Bd.

Dated: May 5, 1970

STATE OF NEW YORK)  
COUNTY OF ORANGE )

SS

Sworn to on this 4<sup>th</sup> day of MAY 1970

John G. Stanton  
(Notary Public)

JOHN G. STANTON  
Notary Public, State of New York

Residing in Orange County,  
New York

Commission Expires March 30, 1974

Henry L. Nielsen  
Signature of Applicant

Regimental Pl. New Windsor  
Address

562-6837

Telephone No.

OWNER TEL 986-4112

Application No. 70-10  
Date of Hearing 5/25/70  
Date of Decision 5/20/70

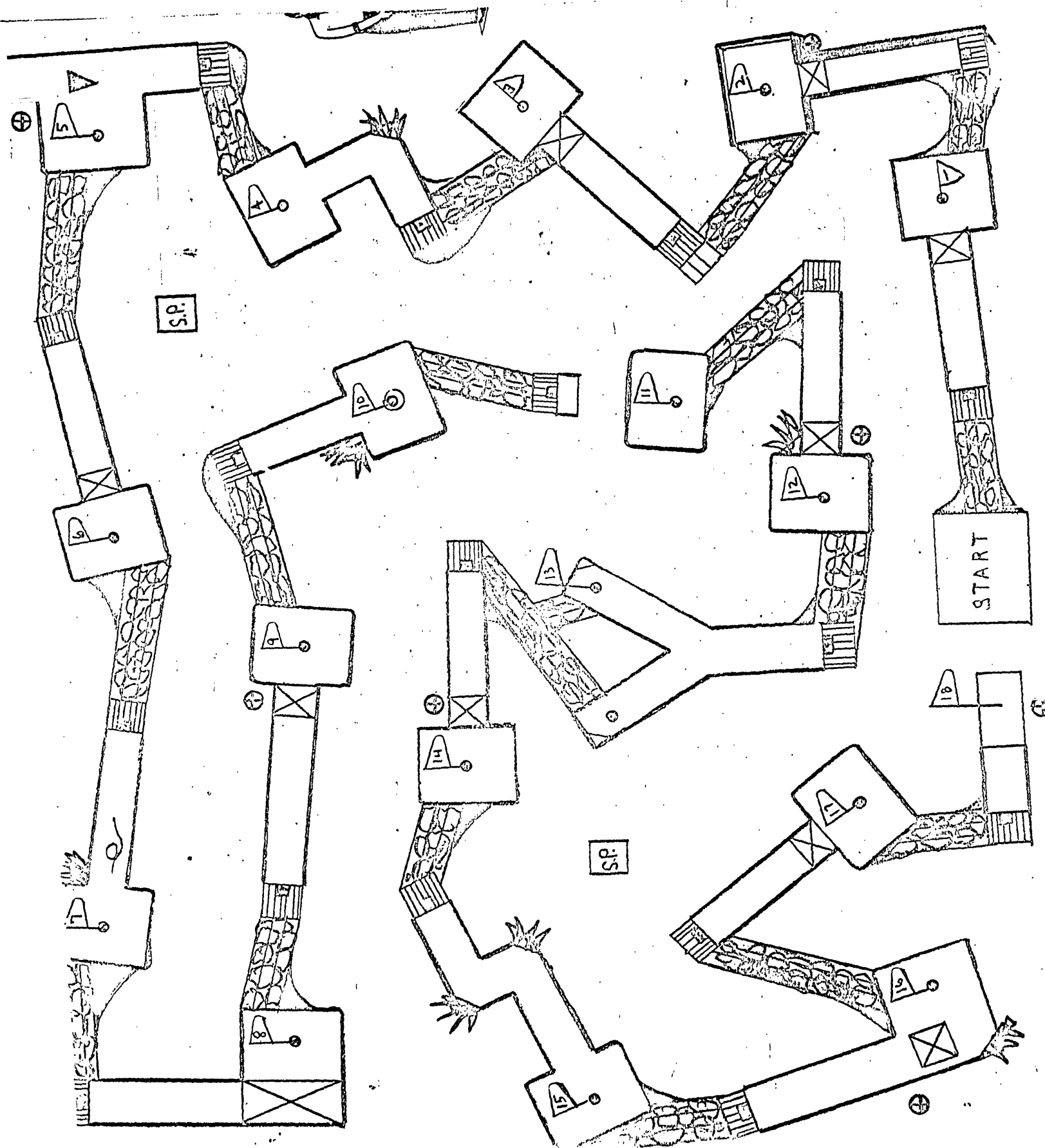
Date Received May 4, 1970

Notice Published May 8, 1970

May 20th, 1970

DECISION:

Variance Denied.



Map of Lands of Henry L. Nielsen  
 Located at Vails Gate, Town of New Wind  
 Orange County, N.Y.

July 15, 1961  
 Rev. May 1966

Scale: 1" = 30 Ft.

